

## **12-1-16 COMMERCIAL AND INDUSTRIAL PERFORMANCE STANDARDS**

### **12-1-1601 COMMERCIAL PERFORMANCE STANDARDS**

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#### **1. Purpose**

This shall apply to all commercial development within Juab County and shall establish performance and development standards to encourage and facilitate the orderly growth and development of Juab County. These standards are intended to provide good building and area design, to insure compliance with the district regulations and other provisions of this Code relating to public health, safety, and general welfare. The standards set forth within this Title shall be interpreted to be the minimum standard within the designated district unless stated otherwise. These standards do not apply to industrial parks.

#### **2. Lot Size and Frontage**

a. Lot Size. Size as determined by District Descriptions. All off-street parking and yard requirements shall be accommodated.

b. Frontage on Arterial or Collector Streets. Uses with at least 100 feet of frontage on an existing, dedicated, arterial or collector street, are allowed one access onto said street as designated in the Transportation and Circulation Map of Juab County. Uses with less than one hundred (100) feet of frontage shall not be permitted direct access onto said street. Such uses shall be required to share a common driveway in order to assure 100 feet of distance between driveways.

c. Frontage on Minor or Local Streets. Uses with at least sixty (60) feet of frontage on an existing dedicated public street, are allowed one access onto said street as designated on the Transportation and Circulation Map. Uses with less than sixty (60) feet of frontage shall not be permitted direct access onto said street. Such uses shall be required to share a common drive in order to assure seventy (70) feet between driveways.

#### **3. Building Location**

a. No building, with the exception of any portion that contains a driveup window or counter, shall be closer than five (5) feet from any private road or driveway. Structures which are adjacent to a plaza, mall, district entryway, or other permanent pedestrian open space under the same ownership as the structure may abut the space and have openings onto such appurtenances.

b. The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-ofway, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases.

c. Front Yard. The front setback is determined for the district and is established in s 12-1-6 thru 12-1-1200.

d. Side Yard. Side setback is determined for the district and is established in s 12-1-6 thru 12-1-12.

e. Rear Yard. Rear setback is determined for the district and is established in s 12-1-6 thru 12-1-.

f. Building Height. The maximum height for any commercial building shall be fifty (50) feet measured from the natural grade level. Plans for all structures

that are intended to be higher than thirty-five (35) feet shall be reviewed by the Planning Commission. The Planning Commission shall deliver its recommendation to the Legislative Body for approval or disapproval.

#### 4. Landscaping

A landscaping design for the site shall be reviewed and approved by the Planning Commission at Site Plan Review. A permanent sprinkling system shall be installed in all required landscaping.

a. Front Yard. At least half of the front yard (at least a three foot wide strip) shall be landscaped. The landscaping shall occur at the front property line.

This standard shall apply to both frontages of a corner lot.

b. Side and Rear Yards. There shall be a minimum of three (3) feet of landscaping between parking areas and side or rear property lines and a minimum of three (3) feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot. Other side and rear setback areas that are open to view from public rights-of-way or from residential property shall also have a minimum of three (3) feet of landscaping.

Irrespective of other requirements, developments abutting residential uses shall have a minimum of ten (10) feet of perimeter landscaping and shall have large trees and shrubs planted to form a buffer between uses. Buffer areas may be approved with interval landscaping when not open to view from public rights-of-way and where it can be shown that the buffer areas will conform to the intent of this Ordinance.

#### c. Other Landscaping

(1) Landscaping planters and/or raised sidewalks shall be installed along buildings and any paved areas.

(2) All landscaped areas abutting any paved area shall be curbed.

(3) At intersections of streets, driveways, sidewalks, etc., landscaping shall be limited to a height of not more than 3 1/2 feet above street level within the area required for minimum sight distances as specified in the Geometric Design Guide (AASHTO) for local roads and streets.

d. Trees shall be required in front yards according to the street planning guide for arterial and collector streets.

e. Landscaping in parking areas may be required for channelization and shall be considered as a portion of the overall percentage requirements of landscaping of any particular site development.

f. Other non-parking areas: All unpaved areas not utilized for parking, access, or storage, shall be landscaped utilizing ground cover, shrub and tree materials, and/or dry landscape materials.

Undeveloped areas proposed for future expansion shall be maintained free of weeds and trash.

#### 5. Screening at District Boundaries.

An opaque screen shall be installed and maintained along lot lines that coincide with all district boundaries, other than streets, where the premises abut residential uses. Except as otherwise provided, it shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in

elevation on opposite sides of the screen the height shall be measured from the highest elevation. A screen shall consist of one, or any combination, of the following types:

- a. Walls: Construction materials shall only include ceramic tile, stone, brick, concrete panels, concrete blocks, or other such materials as the Planning Commission may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the Engineering Department.
- b. Berms: A berm shall be not more than twenty (20) feet in width at the base. It shall be constructed of earthen materials and it shall be landscaped.
- c. Solid Fences: A solid fence shall consist of wood and metal or other such materials forming an opaque screen and which conforms to structural requirements of the Uniform Building Code.
- d. Open Fences: An open weave or mesh type fence shall be combined with plant materials to form an opaque screen, as approved by the Administrator.
- e. No signs or sign supports shall be permitted on any required screening.
- f. Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line, or within five (5) feet inside the boundary line, than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this district.
- g. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, the Planning Commission may review and approve other methods of screening such as open construction, screen height, placement of screen or other types of screening.

#### 6. Trash Containment

Storage areas containing garbage or rubbish containers (dumpsters) shall be screened with landscaping or opaque fencing. Each wall or fence shall be at least equal in height to the containers or dumpsters to be screened and shall be sufficient to screen such facilities from a public street or neighboring lot. No outdoor storage shall be located within thirty (30) feet of any residential use and no storage shall be permitted between a required front yard from the street to the building line.

#### 7. Lighting.

Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, on any property, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, on any property, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded white lights, reflectors, spotlights, strobe lights, flashing lights, or search lights, shall be so located that they are shining towards or are directly visible from frequently traveled public rights-of-way.

#### 8. Signs.

Signs are permitted in this district subject to the provisions of the sign regulations, which are outlined in 12-1-22.

#### 9. Parking Lots and Loading.

a. General. There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions or ingress and egress by standard-size automobiles in accordance with the requirements herein.

b. Parking Space Size. A parking lot shall provide a logical balance of spaces to accommodate vehicles of various sizes.

c. Parking Areas, Development and Maintenance. Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

(1) Curb and Gutter. The perimeter of the paved surface shall be finished with concrete (or other approved material) curb and gutter.

(2) Landscaping. The planting of trees, lawn and shrubs or other material as approved is required within appropriate areas, especially along street frontage, and along boundaries that abut residential lots, as provided for in Section 12-1-1601,4.

When an area in a commercial, industrial, or multi-family residential zone is required to be landscaped by the terms of the specified ordinances, the requirement shall be met by the installation and maintenance or improvements as set forth below:

(a) Lawn, shrubs or a combination of shrubs, trees, vines, or other growing ground cover shall cover the entire area to be landscaped, except that water surfaces and dry landscaping may be allowed provided that such area shall not comprise more than ten (10) percent of the area required to be landscaped.

(b) A permanent sprinkling system shall be installed.

(c) The area of the street between the curb line and the property line (parkstrip) shall be landscaped and maintained and shall be kept free from all hard surfacing except for approved driveways, bike trails, equestrian trails, and walk areas.

(d) All landscaping established as required by and in conformance to this section shall be maintained in a manner as to assure the continued growth of living materials placed therein and the removal of weeds, debris and other matter not consistent with the provisions of this .

(3) Surfacing. Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the Administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

(4) Lighting. Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining residential premises.

d. Loading Areas.

For every building or part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use to or from which delivery of materials or merchandise are regularly made by motor

vehicles, there shall be provided and maintained, on the same lot with such building. at least one off-street loading space plus one for each additional 20,000 square feet or major fraction thereof. Each loading area shall be not less than fourteen (14) feet in width, twenty-five (25) feet in length, and fifteen (15) feet in height.

The loading area shall not occur forward of the building setback line on any street frontage and shall be completely screened from view from a public street or neighboring lot.

#### 10. Driveways and Curb Openings

a. One-way driveways shall be not less than twelve (12) feet or more than thirtytwo (32) feet in width except that no two complementary one-way driveways may total more than forty (40) feet in width. Two-way driveways shall be not less than twenty-five (25) feet or more than thirty-two (32) feet in width except as noted in paragraph (e) of this section. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening.

b. Driveways shall be located a minimum of five (5) feet from the side property line, measured from the nearest end transition point. This does not apply to side property lines abutting public rights-of-way.

c. Driveways shall have a minimum end transition (curb radius) of ten (10) feet and a maximum of thirty (30) feet. There shall be at least twenty-two (22) feet of full height curb between the end transition point (point of curvature of the curb lines) of any two driveways, except as noted in Paragraphs (d) and (f).

d. Where the common driveway is of the split, one-way directional type, there shall be at least five (5) feet between the end transition points of the two driveways.

e. Wherever a common driveway is constructed serving two or more properties, the common curb opening shall have a maximum width of thirty-six (36) feet.

f. Special Requirements for Service Stations. The maximum and suggested width of an accessway through the perimeter landscaped strip to a service station shall be forty (40) feet for two-way vehicular movement and fifteen (15) feet for one-way vehicular movement. No more than one two-way accessway shall be permitted for any street frontage up to 100 lineal feet, nor more than two one-way accessways shall be permitted for any street frontage. For frontages of more than 100 lineal feet, two 2-way accesses, each a maximum and required width of twenty-four (24) feet, are permissible, but shall not be built on the same frontage as any other driveway. These standards are to be applicable to any one ownership. In no case shall the end transition point of an accessway be closer than twenty-five (25) feet to the corner property line.

g. Where the adjacent public right-of-way road width is less than eighty (80) feet, no curb opening for a driveway shall be wider than thirty (30) feet, except as noted in paragraph (e) of this section.

h. Where the adjacent public right-of-way road width is eighty (80) feet or more, no curb opening for a driveway shall be wider than thirty-six (36) feet, except as noted in paragraph (e) of this section.

i. The total width of all curb openings shall not exceed forty percent of the

frontage. For corner lots, the total width of curb openings shall not exceed thirty percent of the combined frontages.

j. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:

(1) 40 feet if the intersection is signalized,

(2) 40 feet if the intersecting street's right-of-way is greater than 80 feet; and

(3) 30 feet if the intersecting street's right-of-way is 60 feet or less.

k. Where the construction of more than one curb opening is required a concrete safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage, or parking of vehicles.

l. No curb opening will be approved which contemplates vehicle encroachment on any portion of the street right-of-way for loading, standing, or unloading.

m. Curb openings must serve only those off-street parking spaces or loading zones that conform to Juab County standards.

n. Curb opening shall be entirely within the extension of the side property lines extended perpendicular to the street center line.

o. Curb openings and driveways shall be paved and shall provide adequate drainage.

p. Curbs for driveway approaches shall be of the radius type and be provided with wheel chair ramps.

q. Any unused or abandoned curb openings or portion thereof shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the County shall proceed to do such work and all expenditures so incurred shall be charged against the owner or agent.

r. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.

No object shall be so situated as to interfere with the required sight-distance of intersections as set forth in the AASHTO specification.

12. Outside storage shall be completely screened by landscaping or opaque fencing, from view from any public street or abutting properties.

13. A grading and drainage plan, including primary on site drainage water containment such as a sump, shall be submitted to the Commission with the application